

14 October 2020

Our Ref: R/2019/17/B and R/2017/22/F
File No: SSD 10376 and SSD 8876

James Groundwater
Key Sites
Planning Services
Department of Planning, Industry and Environment

By upload to Major Projects website

Dear James

RTS - Pitt Street South Over Station Development Stage 2 – SSD 10376 (Detailed Design) and SSD 8876 Mod 2 (Concept DA).

Thank you for your correspondence dated 28 September 2020 seeking comment on the RTS for the abovementioned development. The RTS aims to address our previous comments dated 24 June 2020 in relation to the EIS for the site. We further note the applicant separately met with us to outline their response prior to the submission on 24 September 2020.

The following comments are provided by the City of Sydney (the City) for your consideration and are in response to the written submission and the meeting on 24 September 2020:

1. Waste Management, Loading, Servicing and Access

- a) The site proposes residential uses and ideally should accommodate a Council waste truck. The height restriction of the proposed driveway not only restricts Council's waste trucks but also means that loading and servicing when larger vehicles are involved would be forced onto the street. This should be avoided to ensure the on street loading zones are open to other users, set to meet other wider community needs, and subject to change.

Whilst Council does not support the use of a private contractor for residential waste collection it would seem that the proposal for private waste collection would be the most practical given the overall site constraints. It is noted that a number of issues previously identified have not been addressed and these would require design modifications to allow for adequate waste storage areas for both commercial and residential waste and reduced frequency of waste collection; appropriate height clearance and swept paths for Council's garage vehicle access for collection purposes.

- b) If the Department is minded to approve this aspect of the application, a condition for a private waste contractor to be engaged by the developer/owner of the build-to-rent apartments must be imposed.
- c) In addition to complying with the City's waste requirements the below condition should be satisfied prior to issue of Occupation Certificate.

(1) **WASTE AND RECYCLING COLLECTION CONTRACT**

*Prior to any Occupation Certificate being issued and/or commencement of the use, whichever is earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of **all waste**. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.*

2. **Signage**

The proposed signage above Bathurst St facade is not consistent with the SDCP 2012. Any signage should be subject to a separate DA.

3. **Natural Ventilation and Maintenance of Windows**

The applicant's RTS report (page 50) and Section 4.2 (page 32) does not specifically address the City's concerns with ventilation to the living rooms as previously raised. The specific windows of concern are outlined in Figure 1 below. As outlined before, due to the deep reveal within 2m of the opening the window would be unlikely to provide adequate ventilation. The design of the window should be amended so that the maximum natural ventilation possible can be achieved.

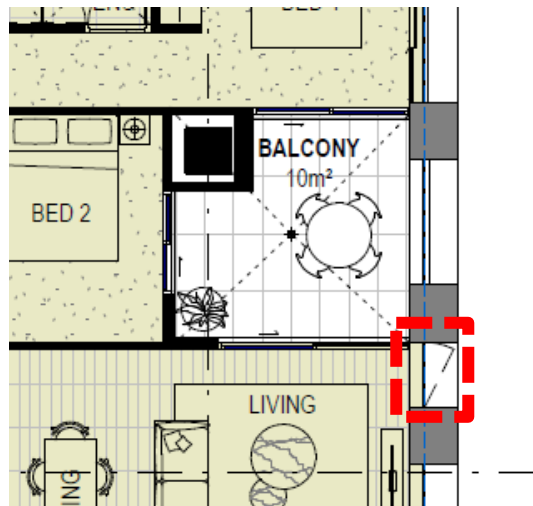


Figure 1: Windows discussed above

4. **NatHERS**

The applicant should submit the NatHERS Stamped Plans for our review as this is outside of the BASIX Alternative Pathway. It is considered that this modelling should have been undertaken by this point of the design process.

5. **Bike Parking**

The applicant notes there is a shortfall of bike parking noting that 203 bike parking spaces are provided including 12 on the retail level. These do not seem to be indicated on the plan for Level 2 and it is not clear how these are accessed or if they have any end-of-trip facilities.

The bicycle access through the loading dock and a goods lift needs to be clear, easy to use and safe from vehicles accessing the loading facilities. Bicycle parking should be convenient and easy to use. The applicant could investigate utilizing the lobby entry instead.

The use of flashing lights and audible signalling and other measures that add confusion and reduce pedestrian amenity should be avoided. The building should be designed so that it is safe, including safe easy access for cyclists. Any safety devices should be contained on site.

6. Other matters

Please confirm draft conditions of consent with the City prior to issuing of any DA consent.

Should you wish to speak with a Council officer about the above, please contact Amy-Grace Douglas, Senior Planner, on 9265 9333 or at adouglas@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to be 'AR' or similar initials, written over a faint circular line.

Andrew Rees
Area Planning Manager